city of saint paul
planning commission resolution
file number
date

DISTRICT DEL SOL ZONING STUDY

WHEREAS, in July 2008, the West Side Citizens Organization (WSCO), Riverview Economic Development Association (REDA) and Neighborhood Development Alliance (NeDA) requested that the Planning Commission initiate a zoning study for the three commercial corridors at the heart of the West Side – Wabasha, Cesar Chavez and Robert; and

WHEREAS, this request came after almost two years of extensive community participation to gain consensus that such a study should be done, and educate potentially-affected property and business owners about the planning precedents for rezoning and the potential impacts of rezonings on individual parcels and businesses; and

WHEREAS, the Planning Commission initiated the zoning study in August 2008, with the express purpose of making zoning consistent with the Comprehensive Plan (including area plans), the *Saint Paul on the Mississippi Development Framework* and the *Harriet Island/District del Sol Final Concept Plan*; and;

WHEREAS, draft recommendations were prepared by staff and vetted in several community meetings prior to official submittal to the Planning Commission; and

WHEREAS, a public meeting, sponsored by WSCO, REDA and NeDA, was held in January 2010 to present the draft recommendations and get feedback; and

WHEREAS, the final recommendations were prepared and submitted to the Planning Commission for official review and comment; and

WHEREAS, the Planning Commission released the study recommendations on March 12, 2010; and

WHEREAS, the Planning Commission held a public hearing on April 23, 2010, of which all interested persons and affected property owners were notified and invited to speak; and

WHEREAS, the written record was kept open until 4:30 p.m., April 26, 2010; and

WHEREAS, all public input was in support of adopting the rezonings as recommended.

moved by	
seconded by	
in favor	
against	

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends City Council approval of the rezoning recommendations contained in the *District del Sol Zoning Study Report and Recommendations*, dated March 3, 2010, with the following key conclusions/recommendations (maps attached):

- 1. TN2 is the appropriate district to bring zoning into compliance with neighborhood plans and the Saint Paul Comprehensive Plan for the three District del Sol corridors Wabasha, Robert and Cesar Chavez streets.
- 2. B3 zoning of three parcels on the west side of Robert Street at the gateway to District del Sol is more compatible with adjacent land uses and neighborhood plans, and does not create any non-conforming land uses.
- 3. Medium-density residential land uses at the edge of the district (State Street Townhomes) are appropriately zoned RM2, and no change in zoning is recommended.
- 4. Jerry's Service Center should be rezoned to TN2, since it is at the heart of the commercial district, will be surrounded by TN2 zoning and sits on a parcel with a lot area (7,000) that is less than half of the minimum required for an auto repair station (15,000 square feet). Jerry's is a non-conforming use under its current zoning (B2), and would remain a non-conforming use under TN2.
- 5. Rodriguez Auto Service should remain B3, since it is located on the edge of District del Sol and has a lot area (almost 10,000 square feet) that is closer to the minimum required for an auto repair station (5,000 square feet).

BE IT FURTHER RESOLVED, that the Planning Commission thanks WSCO, REDA and NeDA for their invaluable assistance in educating the community about the rationale for and impacts of the proposed rezonings, addressing property owner and business concerns, coordinating community input into the study, and making neighborhood plans a reality through zoning.